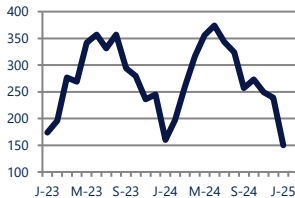


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **HOWARD COUNTY HOUSING MARKET** JANUARY 2025

## Units Sold

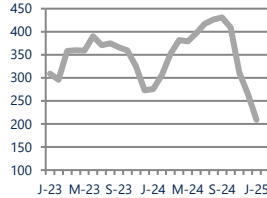
150



**Down -6%**  
Vs. Year Ago

## Active Inventory

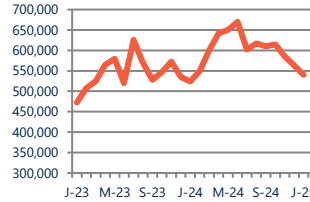
209



**Down -24%**  
Vs. Year Ago

## Median Sale Price

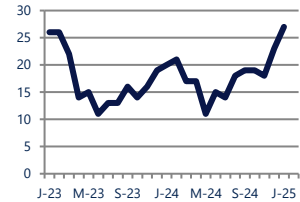
\$540,000



**Up 3%**  
Vs. Year Ago

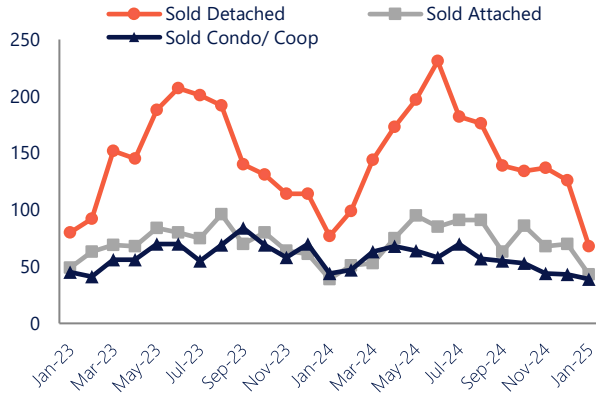
## Days On Market

27



**Up 35%**  
Vs. Year Ago

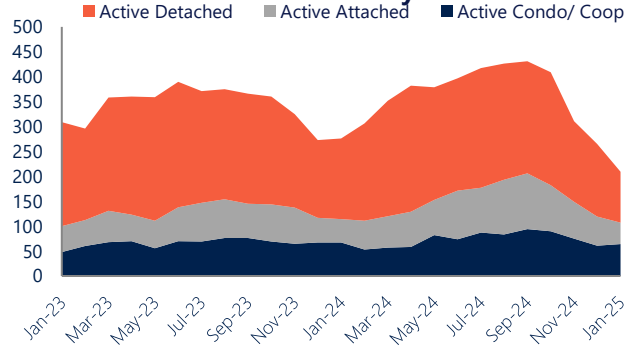
## Units Sold\*



## Units Sold

There was a decrease in total units sold in January, with 150 sold this month in Howard County. This month's total units sold was lower than at this time last year.

## Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is lower by 67 units or 24%. The total number of active inventory this January was 209 compared to 276 in January 2024. This month's total of 209 is lower than the previous month's total supply of available inventory of 265, a decrease of 21%.

## Median Sale Price



## Median Sale Price

Last January, the median sale price for Howard County Homes was \$523,500. This January, the median sale price was \$540,000, an increase of 3% or \$16,500 compared to last year. The current median sold price is 4% lower than in December.

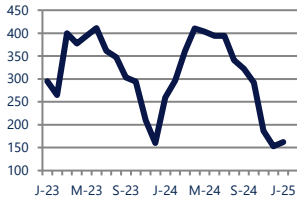
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **HOWARD COUNTY HOUSING MARKET** JANUARY 2025

## New Listings

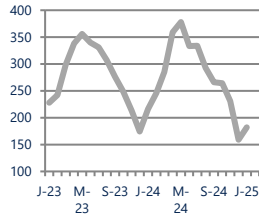
162



**Down -37%**  
Vs. Year Ago

## Current Contracts

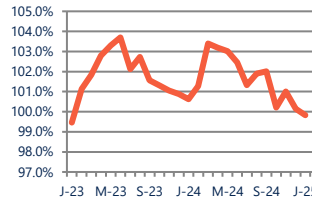
182



**Down -16%**  
Vs. Year Ago

## Sold Vs. List Price

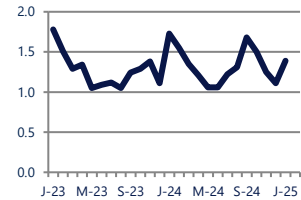
99.8%



**Down -0.8%**  
Vs. Year Ago

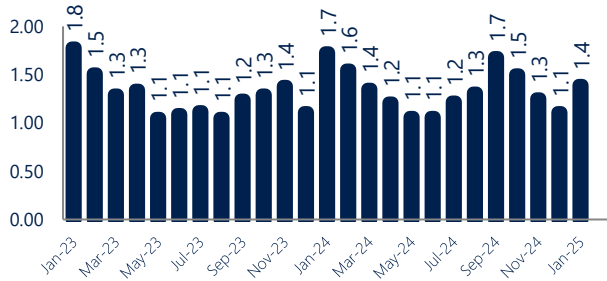
## Months of Supply

1.4



**Down -20%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

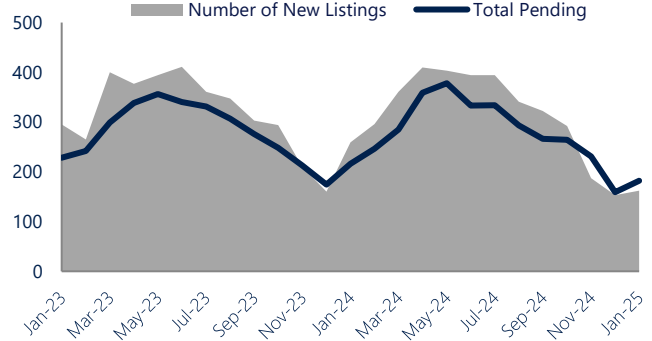
In January, there was 1.4 months of supply available in Howard County, compared to 1.7 in January 2024. That is a decrease of 19% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

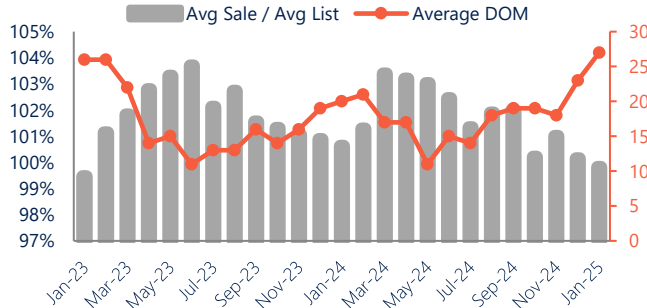
## New Listings & Current Contracts

This month there were 162 homes newly listed for sale in Howard County compared to 259 in January 2024, a decrease of 37%. There were 182 current contracts pending sale this January compared to 216 a year ago. The number of current contracts is 16% lower than last January.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In January, the average sale price in Howard County was 99.8% of the average list price, which is 0.8% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 27, higher than the average last year, which was 20, an increase of 35%.